

002.0

0001

0030.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

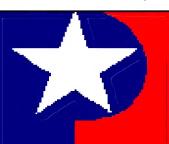
Total Card / Total Parcel
803,500 / 803,500

USE VALUE:

803,500 / 803,500

ASSESSED:

803,500 / 803,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
135	-135A	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PHELAN MICHELE J	
Owner 2:	
Owner 3:	

Street 1: 135 THORNDIKE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 3,146 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1930, having primarily Copm. Clap Exterior and 1853 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3146		Sq. Ft.	Site		0	80.	1.64	1									411,504						411,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	3146.000	391,400	600	411,500	803,500		1410
							GIS Ref
							GIS Ref
							Insp Date
							08/25/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	391,600	600	3,146.	411,500	803,700	803,700	Year End Roll	12/18/2019
2019	104	FV	321,300	600	3,146.	437,200	759,100	759,100	Year End Roll	1/3/2019
2018	104	FV	321,300	600	3,146.	318,900	640,800	640,800	Year End Roll	12/20/2017
2017	104	FV	301,700	0	3,146.	277,800	579,500	579,500	Year End Roll	1/3/2017
2016	104	FV	301,700	0	3,146.	236,600	538,300	538,300	Year End	1/4/2016
2015	104	FV	252,500	0	3,146.	231,500	484,000	484,000	Year End Roll	12/11/2014
2014	104	FV	252,500	0	3,146.	190,300	442,800	442,800	Year End Roll	12/16/2013
2013	104	FV	262,400	0	3,146.	181,100	443,500	443,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PONTICELLI RICH	28970-211		8/14/1998		238,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/17/2018	1336	Redo Kit	3,200	C					8/25/2017	MEAS&NOTICE	HS	Hanne S
10/20/2009	1017	Re-Roof	5,500						1/31/2009	Measured	345	PATRIOT
4/29/2008	414	Siding	37,638			G9	GR FY09		11/2/2000	Hearing N/C	201	PATRIOT
									9/21/1999	Mailer Sent		
									9/21/1999	Measured	163	PATRIOT
									10/1/1981		CM	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

